Box 36

BOOK 9846 PG 545

95165-1 FILED 3:32

DAVIDSON COUNTY, TN

RECEIVED

95115522

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

WARRANTY DEED

Name and Address of New Owner: **David Wheeler** **Curtis T. Wheeler** **Suite 200** **3868 Dickerson Road** **Nashville, TN 37207**	
Send Tax Bills To: **OWNER**	
Street Address of Subject Property: **3868 Dickerson Road** **Nashville, Tennessee**	**Map-Parcel No:** **Map 041-12** **Parcel 16.01**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **C. WILLIAM CULWELL, JR., d/b/a TANDEM SERVICES**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **DAVID WHEELER AND CURTIS T. WHEELER**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HEREWITH AND INCORPORATED HEREIN BY REFERENCE

The conveyance of the above described parcel of land is subject to the following:

1. All matters shown on the Plan of record in Book 2133, pages 124 and 125, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a

good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 1st day of November, 1995.

C. WILLIAM CULWELL, JR. d/b/a TANDEM SERVICES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of November, 1995, before me personally appeared C. William Culwell, Jr., d/b/a Tandem Services, to me known (or proved on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

NOTARY PUBLIC

My Commission Expires:

3564 11/01 0101 03CHECK 1123.00

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of November, 1995.

NOTARY PUBLIC
My commission expires:_____

EXHIBIT "A"

A tract or parcel of land located in the 12th Civil District of Davidson County, Tennessee, being part of the lot marked "Reserved for Commercial No. 7" on the plat of Section 1, Bellshire Estates, of record in Book 2133, page 125, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by Kessinger & Associates dated November 22, 1978, as follows:

BEGINNING at an iron pin in the westerly margin of Dickerson Road, being the Southeast corner of the tract of land now or formerly belonging to Charles W. Evilcizer, by deed of record in Book 4129, page 313, Register's Office of Davidson County, Tennessee, and being the Northeast corner of the within described property; thence along the westerly margin of Dickerson Road South 11°45'15" West 100.78 feet to a railroad spike, being the Northeast corner of the property now or formerly owned by N. & S. Enterprises by deed of record in Book 4566, page 537, Register's Office for Davidson County, Tennessee, and being the Southeast corner of the within described property; thence leaving said westerly margin of Dickerson Road North 86°16'50" West 247.30 feet to an iron pin in the East margin of Dickerson Road North 86°16'50" West 247.30 feet to an iron pin in the East margin of a 25-foot alley; thence continuing along the East margin of said 25-foot alley North 02°26'35" East 105.49 feet to an iron pin; thence leaving the East margin of said alley South 85°02'50" East 263.80 feet to the point of beginning.

BEING the same property conveyed to C. William Culwell, William E. Hughes, Jr. and Sultan M. Hubey, partners d/b/a Tandem Services by deed from Charles W. Evilcizer and wife, Juanita S. Evilcizer and A. Ray Brinkley and wife, Sarah G. Brinkley, of record in Book 7089, page 929, Register's Office for Davidson County, Tennessee. Subsequently, the said C. William Culwell became known as C. William Culwell, Jr. by Instrument of Correction of record in Book 9842, page 740, said Register's Office, and being the same property conveyed to C. W. Culwell, Jr. and William E. Hughes, Jr., tenants-in-common, d/b/a Tandem Services, a Tennessee partnership, by deed from Sultan M. Hubey and wife, Feride Hubey, of record in Book 9842, page 744, said Register's Office and further conveyed to C. William Culwell by Quitclaim Deed from William E. Hughes, Jr., of record in Book 9842, page 747, said Register's Office. as corrected in Book 9844, page 567, said Reg.'s Office.

ALSO conveyed herewith is Grantor's interest in an Access Easement for ingress and egress of record in Book 9842, page 751, Register's Office for Davidson County, Tennessee. Grantee, his heirs and assigns, shall be responsible for one-half (1/2) of any real property taxes assessed to the property described in said easement.

CWC 11/1/95
SW 11/1/95
SW 11/1/95

P. 2in



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9846 PG 543

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 300000.00
CON TX 1110.00
PRFEE 1.00
WDEED 12.00
TOTAL 1123.00
CHECK 1123.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/01/95 01 15:34 0001 3564

0118522
IDENTIFICATION REFERENCE

95 NOV -1 PM 3:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 972202